

Agenda Item: Public Hearing: Cougar Valley Farms Amendment to the 2010 Ankeny Comprehensive Plan, Figure 5.13 Future Land Use Plan Map
Report Date: December 19, 2016 *ETC*
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 Planner I

Discussion

JDEV LLC, the property owner, is requesting an amendment to the *2010 Ankeny Comprehensive Plan*, Figure 5.13 Future Land Use Plan map. The area of the proposed map amendment consists of approximately 42 acres (+/-) of land, generally located north of 11998 NE 14th St (US HWY 69) that is generally located in the northeast quadrant of US Highway 69 and NE 54th Ave.

The *2010 Ankeny Comprehensive Plan* currently does not have an assigned land use to this area. The proposed land uses are Low Density Residential and Medium Density Residential land use designations. The properties to the east are designated as Low Density Residential, and the properties to the south are designated as Low Density Residential.

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| Low Density Residential | <p>Restrictive land uses, emphasizing single-family detached development, although unconventional single-family forms may be permitted with special review.</p> <p>Civic uses are generally allowed, with special permission for higher intensity uses.</p> | <p>Primary uses within residential growth centers</p> <p>Should be insulated from adverse environmental effects, including noise, smell, air pollution, and light pollution.</p> <p>Should provide a framework of streets and open spaces</p> <p>Typical densities range from 1 to 5 units per acre</p> |
| Medium Density Residential | <p>Restrictive land uses, emphasizing housing.</p> <p>May incorporate a mix of housing types, including single-family detached, single-family attached, and townhouse uses.</p> <p>Limited multi-family development may be permitted with special review and criteria.</p> <p>Civic uses are generally allowed, with special permission for higher intensity uses.</p> | <p>Applies to established neighborhoods of the city that have diverse housing types, and in developing areas that incorporate a mix of development.</p> <p>Developments should generally have articulated scale and maintain identity of individual units.</p> <p>Develop in projects with adequate size to provide full services.</p> <p>Tend to locate in complexes, but should include linkages to major community features.</p> <p>Typical density is 6 to 10 units per acre.</p> <p>Innovative design should be encouraged in new projects.</p> |

Staff will provide a full report and recommendation at the next Plan and Zoning Commission meeting to be held on January 17, 2017.